

Town of Suffield Historic District Commission

Minutes of Meeting - August 4, 2014

First Floor Meeting Room - Suffield Town Hall
7:30 P.M.

Present: Doug Mayne, Margery Warren. David Bahlman, John Schwemmer, Scott MacClintic

Approval of Minutes for the July 7, 2014 Meeting

John Schwemmer made a motion to approve the Minutes of the July 7th Meeting. Seconded by Scott MacClintic. Passed unanimously.

Agenda Items to Consider Applications for Certificates of Appropriateness:

361 South Street: Garage

Stephen Shea presented new drawings for the proposed garage. Two drawings were presented, one by Engel Architects showing a simple shiplap sided pitched roof structure with two rectangular double garage door units on one end. The second drawing was a previous one by Mr. Shea showing a vague representation of Greek Revival corner pilasters on the front of the garage with arched door openings. The Commission expressed their discomfort with approving a combination of the two that Mr. Shea proposed, since

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no single drawing showed exactly what the garage would look like. John Schwemmer made a motion to approve the Engel Architects drawing with the stipulation that if additional architectural details were to be incorporated into the design, they would be brought before the HDC for approval. Seconded by Scott MacClintic. Passed unanimously.

3 & 5 Limric Lane: New House Designs

Mark O'Neill appeared before the Commission to present his plans for #3 and #4 Limric Lane, two houses nearly identical to the other homes built in Mr. O'Neill new subdivision behind 432 South Main Street. After considerable discussion, David Bahlman moved to approve the designs for the two houses. Seconded by Scott MacClintic. Passed unanimously.

541 Mapleton: Roof Replacement

Owner Chris Swenson appeared before to Commission to seek approval to replace the existing slate roof on his house with a new asphalt shingle roof. The Commission expressed its concern that this historic character-defining roof was to be replaced before any investigations into the possibility of repairing the existing roof were done. Mr. Swenson had not been successful in obtaining any analyses or estimates from slate roof repair firms. Mr. Swenson agreed to work with the Commission in arranging inspections and estimates for roof repair prior to the Commission taking action on this issue.

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497 N. Main Street: New Addition

Zach Denno, owner of the property at 497 N. Main Street, appeared before the Commission to present plans for a new addition. After careful consideration and questions relating to the details of the project, particularly the substantiation that new materials for siding and trim would exactly match the existing in material and design, Scott MacClintic moved to approve the project as presented. Approved by Margery Warren. Passed unanimously.

New House at "100A" South Main

Chris Melillo, agent for John Cervione (owner of the lot at 100A South Main Street), presented designs for a new house on the lot. the Commission offered its suggestions to Mr. Melillo for producing adequate drawings for a structure that would be compatible and sympathetic to the Main Street Historic District. Mr. Melillo agreed to work further with his client to do so, and agreed to appear again at the September meeting.

Public Comment:

523 North Main Street: Kitchen Renovation

Owner Pete Hill and architect Beth Tracey appeared informally before the Commission as they were not on the agenda, and presented plans for a kitchen renovation for preliminary comments. The Commission had several questions regarding the project, and suggested that Mr. Hill return to the Commission when plans were fully completed.

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Certificate of Appropriateness Application Form

David Bahlman and John Schwemmer, members of the "application requirements sub-committee" presented their new draft for the C of A application form to the Commission. Doug Mayne moved to approve the new application form. Seconded by Scott MacClintic. Passed unanimously

Motion to Adjourn:

David Bahlman made a motion to adjourn the meeting. Seconded by John Schwemmer. Passed Unanimously.